

**General Information:**

Lot Size ..... 10,620 SF  
 Acres......2438  
 Taxes..... \$1,885/2021  
 Bedrooms .....3  
 Bathrooms .....2  
 Office ..... 1  
 Heating..... Forced Air, Pellet Stove  
 Cooling.....Central Air Conditioning  
 Ceiling Fan  
 Subdivision ..... Colland Center  
 HOA ..... None  
 Garage.....Oversized 3-Car  
 Year Built..... 1993  
 Construction .....Wood/Frame  
 Square Feet ..... 2,012 Sq Ft.  
 Finished Sq Ft..... 1,825 Sq Ft.  
 Main.....1,538.8  
 Lower.....478

**Utilities:**

Electric..... REA  
 Water ..... FC-Loveland  
 Gas ..... Xcel

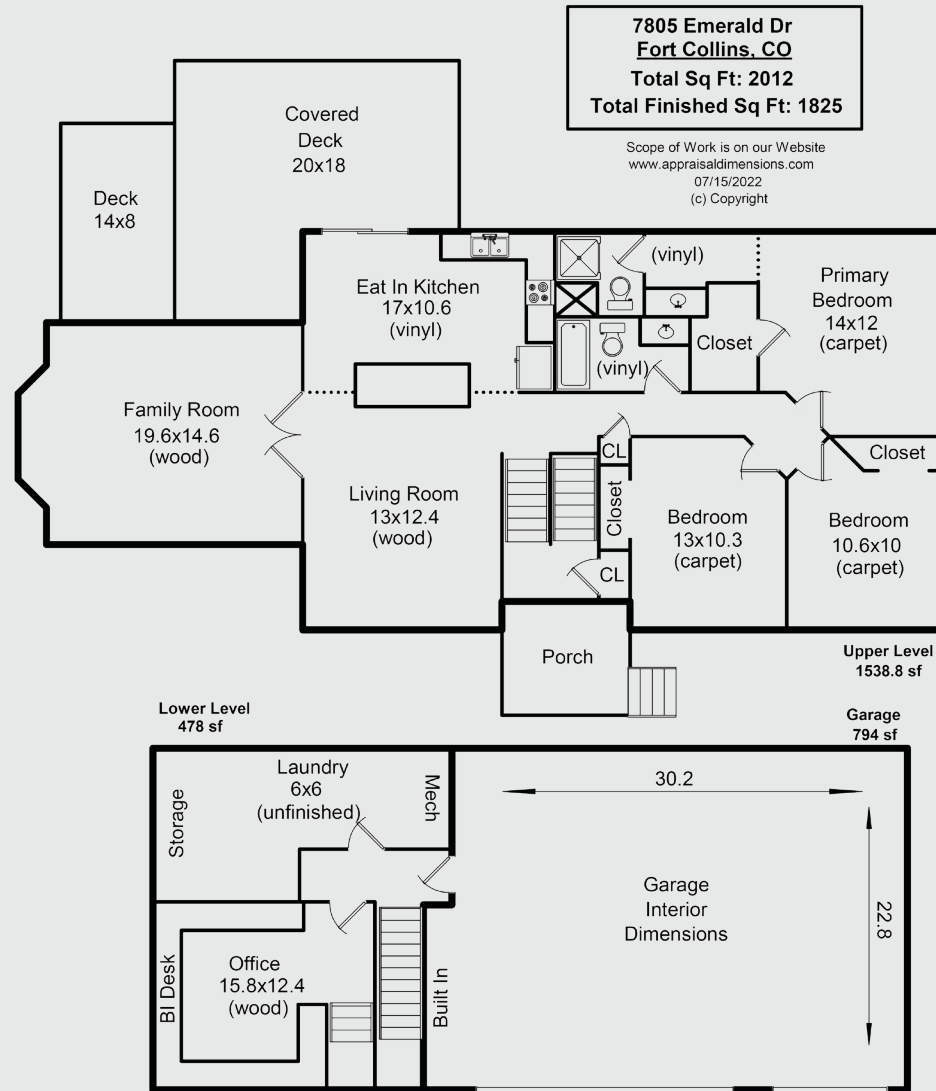
**Schools:**

Elementary .....Cottonwood  
 Middle .....Erwin, Lucile  
 High..... Loveland  
 District ..... Thompson R2-j

**Inclusions:** Microwave, Refrigerator, Dishwasher, Oven/Stove, Window blinds/coverings, playset in backyard, Clothes Washer, Clothes Dryer.

**Exclusions:** Seller's personal property.

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FORT COLLINS, CO | \$500,000



INSTITUTE for LUXURY HOME MARKETING

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Real Estate SOLUTIONS





Minutes from Hwy 287, I-25, and nestled right in between Loveland and Fort Collins, the location of this 3 bed 2 bath home is fabulous. Shopping, hiking, restaurants, and the pelican marsh natural area are just around the corner. Enjoy the quarter acre lot in the quiet Colland Center neighborhood, with no HOA! Mature landscaping and large trees surround the property. The large family room addition includes a pellet stove, perfect for cozy winters. Downstairs, there is an office that can be used as a 4th non-conforming bedroom and an oversized 3-car garage. New furnace, A/C, hot water heater, and carpet in the bedrooms, as well as a newer roof and exterior paint. Come see this home today as it won't last long!

